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 Attorneys for Debtor in Possession, 815 2nd Street Partners LP

**UNITED STATES BANKRUPTCY COURT  
 CENTRAL DISTRICT OF CALIFORNIA**

In re:  
 815 2nd STREET PARTNERS LP

CASE NO.: 2:09-bk-16627-VK

Debtor(s).

**NOTICE OF SALE OF ESTATE PROPERTY**

**Sale Date:** 12/17/09

**Time:** 10:00 a.m.

**Location:** Courtroom 1675, 255 E. Temple Street, Los Angeles, CA 90012

Type of Sale: ☐ Public ☒ Private

Last date to file objections:  
 12/3/09

Description of Property to be Sold: Single-family residence located at 815 2nd Street, Manhattan Beach, CA

Terms and Conditions of Sale: Subject to court approval, Buyer to purchase the above-described real property  
plus media equipment on site free and clear of liens for the sum of \$2,650,000 through standard escrow.

Specific sale provisions are contained in Debtor's Application for Order Authorizing Sale of Real Property Free and Clear of  
Liens, a copy of which may be obtained from Debtor's counsel listed in the upper left hand corner of this Notice.

Proposed Sale Price: \$2,650,000

Overbid Procedure (If Any): None specified.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Lorraine L. Loder, Law Office of Lorraine L. Loder  
601 W. Fifth Street, 8th Floor  
Los Angeles, CA 90071  
telephone: (213) 623-8774 fax: (213) 623-1409  
lloder@sbcglobal.net

Date: 11/19/09

In re 815 2nd STREET PARTNERS LP	Debtor(s).	CHAPTER: 11 CASE NO.: 2:09-bk-16627-VK
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**NOTE:** When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
601 W. Fifth Street, 8th Floor  
Los Angeles, CA 90071

A true and correct copy of the foregoing document described as NOTICE OF SALE OF ESTATE PROPERTY will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 11/19/09 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

- \* Michael G Fletcher mletcher@frandzel.com, efiling@frandzel.com;shom@frandzel.com
  - \* Dare Law dare.law@usdoj.gov
  - \* Katherine Lien katie.lien@sbcglobal.net, katieliem@gmail.com
  - \* Lorraine L Loder lloder@sbcglobal.net
  - \* United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- ☐ Service information continued on attached page

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL** (indicate method for each person or entity served):

On 11/19/09 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Victoria S. Kaufman (Chambers)  
U.S. Bankruptcy Court - Central District of California (Edward R. Roybal Federal Building and Courthouse)  
255 East Temple Street, Suite 1682  
Los Angeles, CA 90012

☒ Service information continued on attached page

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

11/19/09  
Date

Suzanne Voss  
Type Name

Signature

Notice of Sale of Estate Property

In re 815 2nd STREET PARTNERS LP	CHAPTER: 11 CASE NO.: 2:09-bk-16627-V
Debtor(s).	

**ADDITIONAL SERVICE INFORMATION** (if needed):

ADDITIONAL PARTIES SERVED BY U.S. MAIL:

1986 Hopkins Living Trust  
19548 Merridy Street  
Northridge, CA 91324

The Navarro Family Trust  
30119 Avenida Esplenidida  
Rancho Palos Verdes, CA 90275

Brian Chien-Chih Chen  
401 Wilshire Boulevard, Suite 203  
Santa Monica, CA 90401-1416

Marquesa & Co. LLC  
1219 Morningside Drive  
Manhattan Beach, CA 90266

Dario L. Ghio  
3536 Graysby Avenue  
San Pedro, CA 90732

United States Trustee  
725 S. Figueroa Street, 26th Floor  
Los Angeles, CA 90017-5524

Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952

Internal Revenue Service  
Centralized Insolvency Operations  
P.O. Box 21126  
Philadelphia, PA 19114-0326

Internal Revenue Service  
Special Procedures Section  
300 N. Los Angeles Street, Room 4062  
Los Angeles CA 90012-9903

California Bank & Trust (formerly Vineyard Bank)  
c/o Bernard R. Givens, II, Esq.  
Franzel Robins Bloom & Csato, L.C.  
6500 Wilshire Boulevard, 17th Floor  
Los Angeles, CA 90048-4920

Kathleen C. Knoll  
2316 Park Avenue  
Hermosa Beach, CA 90254

California Bank & Trust (formerly Vineyard Bank)  
Attn: Jeffrey W. Hill, Esq., general counsel/executive VP  
550 S. Hope Street, Suite 300  
Los Angeles, CA 90071

Kenneth B. and Anita N. Gash  
Revocable Living Trust  
6534 Eddinghill Drive  
Rancho Palos Verdes, CA 90275

California Bank & Trust (formerly Vineyard Bank)  
Attn: William Brown, senior VP  
100 Corporate Point, Suite 115  
Culver City, CA 90230

LandAmerica OneStop Inc  
PO Box 5899  
Irvine, CA 92616

Paul Rappoport and Michelle Rappoport  
1308 Walnut Avenue  
Manhattan Beach, CA 90266

Los Angeles County Tax Collector  
Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Craig Heimforth  
Prudential California Realty  
2615 Pacific Coast Highway, Suite 100  
Hermosa Beach, CA 90254

Los Angeles County Treasurer and Tax Collector  
P.O. Box 54110  
Los Angeles, CA 90054-0110

J. Gregory Maffei  
1720 South Elena Avenue  
Redondo Beach, CA 90277

Ronald J. Knoll and Patricia W. Knoll  
17 Montecillo Drive  
Rolling Hills Estates, CA 90274